

CITY OF SAINT PAUL Christopher B. Coleman, Mayor

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Code Compliance Report

October 15, 2013

Housing & Redev Authority 25 Fourth St W #1100 St Paul MN 55102-1634 * * This Report must be Posted on the Job Site * *

Re: 1031 Reaney Ave File#: 11 014674 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on September 17, 2013.

Please be advised that this report is accurate and correct as of the date October 15, 2013. All deficiencies identified by the City after this date must also be corrected and all codes and ordinances must be complied with. This report is valid for 365 days from October 15, 2013. This report may be used in lieu of a Truth in Housing Report required in St Paul Legislative Code 189. This building must be properly secured and the property maintained at all times.

In order to sell or reoccupy this property the following deficiencies must be corrected:

ZONING

- 1. This property is in a(n) RT1 zoning district.
- 2. This property was inspected as a Single Family Dwelling.

BUILDING Inspector: Jim Seeger Phone: 651-266-9046

- Insure basement cellar floor is even, is cleanable, and all holes are filled.
- Tuck Point interior/exterior of foundation as necessary.
- Dry out basement and eliminate source of moisture.
- Remove mold, mildew and moldy or water damaged materials.
- Provide adequate access, ventilation and clearance in crawl space area.
- Install handrails (34 inches 38 inches above each nosing) and guardrails (36 inch minimum) at all stairways, and return hand rail ends into a newel post or wall per attachment.
- Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary.
- Provide complete storms and screens, in good repair for all door and window openings.
- Provide functional hardware at all doors and windows

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- Repair or replace damaged doors and frames as necessary, including storm doors.
- Weather seal exterior doors, threshold and weather-stripping.
- Prepare and paint interior and exterior as necessary. Observe necessary abatement procedures (EPA, MPCA and St. Paul Legislative Code, Chapter 34 for additional information) if lead base paint is present.
- Any framing members that required repair or do not meet code (where wall and ceiling covering is removed, members that are over-spanned, over-spaced, not being carried properly, door and window openings that are not adequately supported, etc.) are to be reconstructed in an approved manner.
- Where wall and ceiling covering is removed install full thickness or code-specified insulation.
- Air-seal and insulate attic/access door.
- Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible.
- Provide major clean-up of premises.
- Repair siding, soffit, fascia, trim, etc. as necessary.
- Provide proper drainage around house to direct water away from foundation of house.
- Provide proper drainage around house to direct water away from foundation of garage.
- Install downspouts and a complete gutter system.
- Install rain leaders to direct drainage away from foundation.
- Provide general rehabilitation of garage.
- Install address numbers visible from street and on the alley side of garage.
- Remove trees which are against foundation of home and garage.
- Openings in stair risers must be less than 4 inches.
- Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil.
- Re-level front porch roof and repair porch walls.
- Install floor in rear basement.
- Replace decayed floor joist over electrical panel.
- Install guardrail and handrail to code on basement stairs.
- Remove and repair fences and gates.
- Remove tree from southwest corner of garage.
- Replace concrete at south side of garage.
- Replace east side entry steps.
- Clean out crawl space and install vapor barrier.
- A building permit is required to correct the above deficiencies.

ELECTRICAL Inspector: Randy Klossner Phone: 651-266-9032

- Bond around water meter with a copper wire sized for the electrical service per Article 250 of the NEC
- Provide a complete circuit directory at service panel indicating location and use of all circuits.
- Verify that fuse/circuit breaker amperage matches wire size
- Properly strap cables and conduits in basement.

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ELECTRICAL Inspector: Randy Klossner Phone: 651-266-9032

- Close openings in service panel/junction boxes with knockout seals, breaker blanks, and/or junction box covers
- Repair or Replace all broken, missing or loose light fixtures, switches and outlets, covers and plates
- Check all outlets for proper polarity and verify ground on 3-prong outlets
- Install hard-wired, battery backup smoke detector and other smoke detectors as required by the IRC. Also, Install carbon monoxide detector(s) within 10 feet of all bedrooms
- Properly wire exterior lights at front/side/back door
- Remove and or/ re-wire all illegal, improper or hazardous wiring in basement/garage
- Rewire vandalized A/C or close openings in disconnect.
- Install box extensions on devices mounted in wood paneling where required by the NEC.
- Insure dishwasher installed to NEC.
- Replace Electrical panel due to corrosion, wire to current NEC.
- Based on repair list purchase permit for a service and 6 circuits.
- All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
- Any open walls or walls that are opened as part of this project must be wired to the standards of the current NEC.
- All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Steve Fernlund Phone: 651-266-9052

- Basement Water Heater T and P relief discharge piping incorrect (MPC 2210 Subp. 4)
- Basement Water Heater Vent must be in chimney liner (MFGC 501.12)
- Basement Water Heater not fired or in service (MPC 2180)
- Basement Water Meter service valves not functional or correct (MPC 1800 Subp 3,4)
- Basement Water Piping repair or replace all corroded, broken or leaking piping (MPC 4715.1720)
- Basement Water Piping run 1 inch water line from meter to first major take off (SPRWS Water Code)
- Basement Soil and Waste Piping add appropriate hangers (MPC 1430 Subp. 4)
- First Floor Gas Piping dryer gas shutoff; connector or piping incorrect (MFGC 411)
- First Floor Gas Piping run dryer vent to code (MFGC 614.1 614.7)
- Second Floor Lavatory faucet is missing, broken, or parts missing (MPC 0200.P.)
- Second Floor Toilet Facilities reset the toilet on a firm base (MPC 0870)
- Second Floor Tub and Shower provide anti-scald valve (MPC 1380. Subp. 5)
- Second Floor Tub and Shower replace waste and overflow (MPC 1240)
- Exterior Lawn Hydrants Requires backflow assembly or device (MPC 2000)

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PLUMBING Inspector: Steve Fernlund Phone: 651-266-9052

• All the above corrections to waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Chapter 4715 & Chapter 326, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code, and the Saint Paul Regional Water Code. All plumbing must be done by a plumbing contractor licensed in the State of Minnesota and the City of St. Paul under an approved permit.

HEATING Inspector: Maureen Hanson Phone: 651-266-9043

- Clean and Orsat test furnace burner. Check all controls for proper operation. Check furnace heat exchanger for leak; provide documentation from a licensed contractor that the heating unit is safe
- Replace furnace flue venting to code
- Vent clothes dryer to code
- Provide adequate combustion air and support duct to code
- Provide support for gas lines to code
- Plug, cap and/or remove all disconnected gas lines
- Install furnace air filter access cover
- All supply and return ducts for warm air heating system must be clean before final approval for occupancy. Provide documentation from a licensed duct-cleaning contractor that the duct system has been cleaned.
- Repair and/or replace heating registers as necessary
- Provide heat in every habitable room and bathrooms
- Provide a window in the bathrooms with an aggregate glazing area of not less than 3 square feet, one-half of which must be openable or provide exhaust system vented to outside. A mechanical ventilation permit is required if an exhaust system is installed.
- Provide a means of returning air from every habitable room to the furnace. Return air can not be taken from closets, bathrooms, toilet rooms, kitchen or mechanical rooms.
- Mechanical gas and warm air permits are required for the above work.

Notes:

- See attachment for permit requirements and appeals procedure.
- Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.

This is a registered vacant building. In order to sell or reoccupy this building, all deficiencies listed on this code compliance report must be corrected in accordance with the Minimum Housing Standards of the St. Paul Legislative Code (Chapter 34) and all required permits must receive final approval within six (6) months of the date of this report. One (1) six-month time extension may be requested by the owner and will be considered if it can be shown that the code compliance work is proceeding and is more than fifty (50) percent complete in accordance with Legislative Code Section 33.03(f).

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You may file an appeal to this notice by contacting the City Clerk's Office at 651-266-8688. Any appeal must be made in writing within 10 days of this notice. (You must submit a copy of this notice when you appeal, and pay a filing fee.)

If you have any questions regarding this inspection report, please contact Jim Seeger between 7:30 - 9:00 AM at 651-266-9046 or leave a voice mail message.

Sincerely,

James L. Seeger Code Compliance Officer Department of Safety and Inspections City of Saint Paul 375 Jackson Street, Suite 220 Saint Paul MN 55101

Phone: 651-266-9046

Email: jim.seeger@ci.stpaul.mn.us

JLS:ml Attachments